

**165 Traceys Road, Kentucky, NSW 2354**



**Residential Land For Sale**

Monday, 6 November 2023

165 Traceys Road, Kentucky, NSW 2354

Area: 18 m2

Type: Residential Land



Cayne Moar  
0267721111

**\$599,000**

Comprising 45.96 acres just minutes from the township of Kentucky and half an hour drive to the regional City of Armidale Traceys road offers a blend of lifestyle opportunity and productive small acreage in a tightly held and sought after area. Complete with dwelling entitlement the gently sloping acreage offers numerous house sites with views to the north that reach right back to Mount Duval. Ease of access is afforded with sealed bitumen to the front gate access. Quality fine loam granite soils underpin the property and the arable area extends beyond 95% providing an excellent base for a hobby or farm let style enterprise. The property also boasts an excellent fertiliser history with 250kg/ha of Captains blend applied for the previous 12 years up until 2021. The property is subdivided into 5 suitably sized paddocks allowing for grazing rotation with sound fencing comprising both steel and timber fit out including top running barbs, electric and hinge joint. Water is provided by two earthen dams of generous sizing. A quality opportunity at play for the aspiring hobby or lifestyle farmer with a vision. Build your dream home here and enjoy the rewards for many years to come. Contact Cayne Moar to book your inspection today on 0431 435 958\*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries\*